



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

REVISED AGENDA

August 31, 2023 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Approval of Minutes

- 1. Planning Commission Workshop – July 27, 2023.....7-9
- 2. Planning Commission Meeting – August 3, 2023.....10-12

III. Street Names- No Public Hearing Required

IV. Design Modifications-

- WITHDRAWN** 384-15-03-0029 Gardner Lacy Tract – Access Management Requirements and Road Design Criteria (Council Member/Commissioner: DiSabato/District 3).....13-16

V. Rezoning Requests

- 1. **DEFERRED 2023-08-002-** Diamond Shores, agent for Antioch Farms LLC- Request to rezone a 75.15-acre portion from Forest Agriculture (FA) to Multi- Residential (MRD 1) located on Log Cabin Rd in Loris (Council Member/Commissioner: Causey/Ford)
- 2. **2023-08-003-** William Schuck- Request to rezone 1.05 acres from Residential (SF 40) to Agricultural Community Services (AG 3) located on Highway 90 in Conway (Council Member/Commissioner: Hardee/Prince).....22-27
- 3. **2023-08-004-** The Earthworks Group, agent for Jack Grissett- Request to rezone 1.61 acres from Residential (MSF 10) to Retail with Accessory Outdoor Storage (RE 4) located at the intersection of Holmestown Rd and Dave Carr Ct in Myrtle Beach (Council Member/Commissioner: Servant/Ray).....28-33
- 4. **PC- 2023-08*** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 22200000036 from Rural Communities and Suburban to Suburban (Associated with rezoning request 2023-08-005).....34-37
2023-08-005- Venture Engineering, agent for KZW Holdings, LLC- Request to rezone 59 acres from Forest Agriculture (FA) to Residential (SF 10) located off Highway 9 and Kayla Circle in Longs (Council Member/Commissioner: Causey/Ford).....38-44
- 5. **2023-08-006-** Venture Engineering, agent for No Place Like Home Dev, LLC- Request to rezone 2.66 acres from Limited Industrial (LI) to Multi- Residential (MRD 2) located on Chestnut Rd in Longs (Council Member/Commissioner: Causey/Ford).....45-53

VI. Text Amendments

- AN ORDINANCE AMENDING THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA AS IT PERTAINS TO RESIDENTIAL USES IN THE CONVENIENCE AND AUTO-RELATED SERVICES (RE3) DISTRICT.....54-59



HORRY COUNTY PLANNING COMMISSION WORKSHOP

AN ORDINANCE AMENDING ARTICLE II OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA AS IT PERTAINS TO STORAGE AND SALES & RENTAL USES IN THE LIMITED INDUSTRIAL (LI) AND LIMITED MANUFACTURING & INDUSTRIAL (MA1) DISTRICTS.....60-66

VII. Comprehensive Plan Amendments

AN ORDINANCE TO AMEND THE HORRY COUNTY COMPREHENSIVE PLAN “IMAGINE 2040” TO ADOPT THE HORRY COUNTY BEACH MANAGEMENT PLAN.....67-69

VIII. Adjourn